

**North Lake Union Metro Properties Master Plan**  
**Public Open House (June 15, 2004)**

**Upland Parcel Break Out Session**

***Brainstorm of Possible Uses***

1. Community Meeting Space
2. Aquatic / Watershed Education Center (Per S. Wallingford Neigh. Plan Amendment.) Or Other Non-Traditional Community Center.
3. Green Space / Open Space
4. Other Active Public Space eg. Skate Park, Amphitheatre, Open Air Market
5. Housing On A Portion or All of Site
6. Neighborhood Scale Retail Along N. 34<sup>th</sup> St.
7. Boat Repair
8. Biotech / R&D (Or Other Office) with Appropriate Scale & Treatment
9. Traditional Community Center

***U1. Community Meeting Space***

*Benefits:*

- There is a pressing need for community meeting space in both Fremont & Wallingford.
- Community meeting space could be incorporated into most of the brainstormed alternatives.
- No need to remove capping of site contamination.

*Concerns/Issues To Address*

- Parking would have to be provided
- Traffic (especially east/west) needs to be handled
- Would need public funding
- Fees for use of community space

***U2. Watershed Aquatic Center or Other 'Non Traditional' Community Center***  
*(See also discussion in South Wallingford Neighborhood Plan Amendment)*

*Benefits:*

- Demonstration project for sustainability (renewable energies, natural drainage etc.)
- Reuse existing buildings.
- No disturbance of capped soils.
- Preserves existing views.
- Need and demand for swimming / soaking pools.
- Illustrates transition from dirty industry (oil) to sustainability.

- Combine education and meeting space.
- Incorporate other features (eg. Performing arts etc.)
- Partnership with schools, non-profits possible.
- Could 'open up' building along N. 34<sup>th</sup> St.
- City agencies could co-locate offices

#### *Concerns/Issues To Address*

- Parking would have to be provided
- Traffic (especially east/west) needs to be handled
- Would need non-profit / public funding
- Contamination questions remain.
- Need to address N. 34<sup>th</sup> St. frontage

### **U3. Green Space / Open Space**

*(Covering a portion or all of the site)*

#### *Benefits:*

- Preserves views
- Public use
- Relatively low maintenance and cost
- Potentially lower parking demand

#### *Concerns/Issues To Address*

- Would need public funding / administration
- Large nearby green space already in place at Gasworks Park

### **U4. Other Active Public Space, (Skate Park / Amphitheatre/ Open Market)**

*(A range of ideas for active public spaces are combined here, as they share many of the same pros and deltas.)*

#### *Benefits:*

- Unique public uses that could fit into the physical constraints of the site

#### *Concerns/Issues To Address*

- Noise issues for neighboring uses
- Parking
- Public / Non Profit funding needed
- Similar facilities (Skate Park, and Open Markets ) exist in nearby locations.

### **U5. Housing on Upper Portion of Site**

#### *Benefits:*

- Housing on upper portion of site only, would maintain an industrial buffer and respect neighborhood plan goals for N. 34<sup>th</sup> St.
- Could incorporate low income / senior housing to achieve public benefit
- Housing is consistent with development to the east
- Strong views
- Increases urban density

*Concerns/Issues To Address*

- Conflicts with industrial uses
- Requires a rezone
- Site contamination would have to be addressed
- Parking would have to be addressed
- Traffic (especially east/west) would have to be addressed
- Limit the height to no more than 35' to preserve public views

***U6. Neighborhood Scale Retail Along N. 34<sup>th</sup> St.***

*(This scenario may be incorporated into many of the other possible uses)*

*Benefits:*

- Consistent with S. Wallingford Neighborhood Plan Amendment
- Creates pedestrian scale on N. 34<sup>th</sup> St.
- Can be incorporated into various scenarios

*Concerns/Issues To Address*

- Parking
- Traffic

***U7. Boat Repair***

*Benefits:*

- Consistent with industrial zoning
- Preserves industrial uses
- Could support waterfront site activity

*Concerns/Issues To Address*

- Physically removed from waterfront
- Noise

***U8. Biotech / R&D or Other Office (with appropriate scaling and treatment)***

*Benefits:*

- Provides jobs
- Sale could provide money for transit

- Could incorporate neighborhood commercial along N. 34<sup>th</sup> St.
- Could potentially include community meeting space
- Sale could provide \$ for Transit
- Consistent with existing zoning

*Concerns/Issues To Address*

- Full scale building would create a wall cutting off the neighborhood from Lake Union. Would block public views.
- Adjacent biotech building did not respect neighborhood scale or character
- Biotech receives tax breaks so tax benefits are not fully realized
- Emissions are common from biotech
- Full parking for all employees should be provided
- Traffic (especially east/west) must be addressed
- Setbacks should be required
- Neighborhood commercial along N. 34<sup>th</sup> St. should be included
- A sky-bridge between adjacent building and potential new building would block valuable views

***U9. Traditional Community Center***

*(Include youth or senior center, ball courts / tennis courts etc., meeting space)*

*Benefits:*

- Meets meeting space needs
- No nearby community center in the area

*Concerns/Issues To Address*

- Site does not fit traditional community center model well, since outdoor field space would not be possible.
- Parking
- Traffic